

Help is on the way!

**Subject:** Help is on the way!

**From:** "Bud Ovrom" <LADBS.Newsletter@lacity.org>

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[Also available on  
the Web at  
www.ladbs.org](http://www.ladbs.org)

**Special Points  
of Interest**

*For general  
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**Inside This  
Issue**

[Forever 21](#)

[Facey Medical  
Group - Mission  
Hills Medical Office  
Building](#)

**LADBS  
Construction  
Service  
Centers**

**Downtown**

## Message from the General Manager

### Monthly Statistics

The first two months are too early to predict what kind of Fiscal Year we are going to have. But, it is very comforting to see that we are off to a great start. All of our year-to-date numbers are up!

Although total new construction valuation for this August was down 21% over last August, it is still up 23% year-to-date.

As our best indicator of future construction, Plan Check revenue was up 11% over last August and up 11% year-to-date.

To keep our budget balanced, total revenue is up 20% over last August and up 21% year-to-date.

New housing starts were down 64% compared to last August's particularly high numbers, but is still up 32% year-to-date.



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Figueroa  
Street  
Los Angeles,  
CA 90012  
(Figueroa  
Plaza)



Help is on the way!

### West Los Angeles

1828 Sawtelle  
Blvd.  
2nd Floor  
Los Angeles,  
CA 90025

### South LA

8475 S.  
Vermont Ave.  
2nd Floor  
Los Angeles,  
CA 90044

### Van Nuys

6262 Van  
Nuys Blvd.  
2nd Floor,  
Room 251  
Los Angeles,  
CA 91401

### San Pedro

638 S. Beacon  
Street  
Room 276  
San Pedro,  
CA 90731

### Counter

**Hours:**  
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Information  
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LA City) or  
(213)  
473-3231  
(Outside LA  
City)

As we noted in the July newsletter, help is on the way to deal with the current delays in both plan checking and inspection.

As a result of the Great Recession, we reduced our authorized Enterprise Fund workforce from 899 employees in FY08-09 to 665 in FY11-12, down 26%. Now, new construction is up 36% - - from a low of \$2.5 billion in FY08-09 to \$3.4 billion in FY11-12. But, we still have the same staffing levels we had at the bottom of the recession.

It now takes 25 to 30 working days before a Plan Check Engineer can start work on a new project. As of the end of August, this backlog contained 365 projects with a construction valuation of \$100.2 million.

Fortunately, the City Council approved the Mayor's FY12-13 Budget, which, when combined with the existing vacancies, provides the Department with a net gain of 56 new employees: 27 positions in the Inspection Bureau, 21 positions in the Engineering Bureau, and 8 support staff. A more complete analysis and other steps we are taking can be found at: [LADBS Staffing and Economic Recovery](#).

Because of the way the LADBS Enterprise Fund is structured, there is a legally required nexus between the fees we charge and the services we provide. Hence, for us, revenue is a direct metric for workload. The chart above demonstrates the challenges we have faced in a volatile economy to keep our workforce in line with our workload.

We expect these 56 positions to help improve service levels, even though that staffing level is still far below our average workforce in recent years. We will regularly report our progress. Because of the time it takes to hire and train more staff, it will likely be late Fall or early Winter before we see real impacts.

In the meantime, I want to sincerely thank our employees and our customers for the patience and perseverance they have shown during these difficult times. Conditions will improve!

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Forever 21



Forever 21, the Los Angeles based fast-fashion retailer is currently finishing a very big move. Construction is nearly complete on the 1.8 million sf property (previously used as a showroom for Macy's department store) to serve as a new headquarters space for the company. The relocation (in the community of Lincoln Heights, CD1) represents the absolute necessity to accommodate the tremendous domestic and international growth the company has experienced over the last three years. It will serve as a consolidation of Forever 21's existing properties in the Los Angeles area, in addition to the very vital merging of all 2,300 Forever 21 corporate and distribution employees to work together in a fun and fast paced environment that inspires harmony, hard work and enthusiasm.



The scope of work included renovating approximately 270,000 sf of interior space on two floors featuring a new employee cafeteria with an adjacent outdoor dining patio, open courtyards for natural light and a stunning new curtain wall facade. As a result of this expansion, Forever 21 expects to add an additional 300 permanent jobs within a 24 month tenure including 600 seasonal jobs throughout its peak periods. The creation of new jobs for skilled trades over the course of the renovation and beyond will not only enhance the cross-functional needs of Forever 21's new headquarters, but also prove beneficial to the city of Los Angeles and the community. Forever 21 holds its longstanding partnership with Los Angeles' WorkSource Centers as a key collaborative effort in ensuring that the new Headquarters project is a successful transition for neighboring communities and all Forever 21 employees.

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## Facey Medical Group - Mission Hills Medical Office Building



Located in the San Fernando Valley's community of Mission Hills (CD7), a new, LEED® Silver Registered, 125,000 sf, three-story medical office building opened on September 4, 2012. It was developed by Pacific Medical Buildings, and will be occupied by Facey Medical Group, which is newly affiliated with Providence Health System – Southern California.



The new facility, which anticipates being the first LEED® Silver Certified medical office building over 100,000 sf in Los Angeles, will be home for up to 70 primary and specialty Facey Medical Group physicians and will contain an urgent care center, women's center, a pharmacy and include infusion and physical therapies. It combines under one roof the services being provided in two separate buildings.

Patients can look forward to a lab station on every floor, which will reduce the need to travel throughout the building for tests and will also lower wait times at the lab by distributing the demand for services. It is one of many features designed to benefit patients, employees and the environment at the same time. Other key enhancements include: centralized check-in on every floor for certain specialties, over 600 parking spaces, bike racks, and a covered patient drop-off area. Drinking water fountains on each floor will feature a filtered water bottle refill station that counts how many plastic bottles we are diverting from landfills by having patients and staff bring reusable bottles.

Madison, Wisconsin based Erdman Company managed the design and construction of this state of the art facility, while Culp & Tanner provided their valuable structural engineering expertise. The project team utilized the LADBS's Parallel Design Permitting Process (PDPP), throughout the development and construction of the project. "The LADBS's PDPP team,

especially Colin Kumabe and Charles Chang, were integral to the success of this project," said Christopher Murray, Vice President of Rosenheim & Associates, Inc., the project's entitlement and permitting consultant.

For more information, please visit: [www.facey.com](http://www.facey.com).

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## Our Mission Statement

The mission of the Department of Building and Safety is to protect the lives and safety of the residents and visitors of the City of Los Angeles and enhance the quality of life, housing, economic prosperity, and job creation. This is accomplished through advising, guiding, and assisting customers to achieve compliance with the Building, Zoning, Plumbing, Mechanical, Electrical, Disabled Access, Energy, and Green Codes; and local and State laws, through a timely, ethical, cooperative, and transparent process for the facilitation of construction and maintenance of commercial, industrial, and residential buildings throughout the City.

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**LADBS Newsletter Editors: David Lara & Manuel Garcia**

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